

Mayor's Ad-Hoc Parking Study Committee
Thursday, February 11, 2010
4:30 PM
2nd Floor Conference Room

In attendance: Councilor Keith Nyhan, Councilor Allen Bennett, Councilor Rob Werner, Jim Corrigan, Charlie Russell, Will Delker

Staff: Carlos Baía, David Florence, Brad Osgood, Matt Walsh

Absent: John Hoyt, Jeff Bart

Meeting convened at 4:40 pm.

Approval of the January 14, 2010 minutes

The minutes were approved unanimously.

Financial Analysis of Recommendations

Mr. Osgood explained the pro-formas. Based upon input from the last meeting, staff had re-examined the pay stations based on the premise of purchasing the equipment through the issuance of a parking fund bond. This scenario proved to be revenue positive when combined with the other recommendations.

Councilor Nyhan asked if the financial projections were conservative. Mr. Walsh indicated that his methodology was based on actual usage to date. He added that he had applied a 40% loss factor based on experience from the last rate increase. Mr. Walsh cautioned, however, that the revenue projections for Saturday and extended weeknight enforcement were based on a financial extrapolation.

Will Delker remarked that he has observed an increase in weekday parking demand after 5pm on Main Street.

Councilor Nyhan inquired as to the bank transaction charges for the pay station system. Mr. Florence indicated that if Concord were to use the same banking processor as Portsmouth, Hampton Beach, Nashua and Manchester, a discounted group rate may be possible.

Councilor Nyhan suggested that Merrimack County Savings Bank, as Concord's hometown bank, might be interested in this business and willing to offer the City a discount. Mr. Florence indicated that he was going to discuss this with the City Treasurer.

After additional review and discussion of the financial data behind a number of options, the committee members present agreed to include the following in the report to City Council:

1. Attribute the \$200,000 from the proposed sale of the Theater Street Parking Lot to the Parking Fund;
2. Establish a meter violation penalty procedure as follows:
 - a. \$10 ticket with 10 business days to pay
 - b. Ticket increases to \$20 between 11th and 20th business day
 - c. Ticket increases to \$40 from 21st business day forward
3. Implement a differentiated rate structure charging \$1.00 for on-street spaces and maintaining the current \$.50 per hour charge for all garage spaces
4. Implement pay station system for on-street, surface lots, and Firehouse and Durgin garages
5. Eliminate free holiday parking
6. Eliminate free parking at southern end of Storrs Street
7. Allocate costs according to proper fund usage
8. Institute weekday enforcement from 5-8pm only if the City develops a residential permit system
9. Suggest that Council consider pay station system for Capital Commons Garage perhaps as part of a subsequent phase
10. Refrain from Saturday enforcement at this time
11. Establish a formal annual parking rate review
12. Suggest that the possible sale of parking garages be re-examined once the current long-term, sub-market Firehouse leases expire in 2011.

Councilor Nyhan directed staff to prepare the committee's draft report for Mayor and Council review at the March 8th City Council meeting. The committee agreed that this draft would first be reviewed at its February 18, 2010 meeting.

Meeting adjourned at 5:45 pm.